

FOR LEASE

120, 14 BURNT VALLEY AVENUE
RED DEER, AB



PRICE REDUCED

About the Property

This well-maintained 10,000 SF industrial facility offers a functional blend of 1,600 SF office space and 8,400 SF of shop space. The industrial shop features a drive-thru bay, large overhead doors, 22' ceiling height, and 100' deep bays, making it ideal for a range of operations. The office area includes a reception, four offices, boardroom, two washrooms, and direct access to the shop, with recent updates such as new flooring.

Located in Burnt Lake Business Park, the property has immediate access to Highway 11, QEII, and Highway 11A, providing excellent connectivity for logistics and transportation. The yard is compacted gravel, fully fenced, and ready for use. Neighboring businesses include Trido Energy Services, Total Fire Solutions, and Vallen, enhancing the business community environment.

With immediate possession available, this facility offers a ready-to-go solution for your industrial needs.

LEGAL DESCRIPTION

Plan 0627207, Block 1, Lots 21

UNIT SIZE

10,000 SF

LOCATION

Burnt Lake Business Park

ZONING

I1 - Industrial Business Service

LEASE RATE

~~\$11.00 PSF~~ **\$9.00 PSF**

ADDITIONAL RENT

\$4.75 PSF

TOTAL MONTHLY RENT

~~\$13,125~~ **\$11,458.33 + GST**

POSSESSION

Immediate

Unit 13

UNIT SIZE

10,000 SF

LEASE RATE

Base Rent: \$9.00 PSF

Additional Rent: \$4.75 PSF

MONTHLY RENT

\$11,458.33 + GST

POSSESSION

Immediate

POWER

TBV

LOADING

(1) 14' x 16' Drive Thru Bay

(1) 14' x 16' O/H Door

(1) 20' x 16' O/H Door

HVAC

Shop: Radiant Heat

Office: A/C Throughout

CEILING HEIGHT

22' approx.

LIGHTING

T5

DRAINAGE

(2) Double Compartment Sumps

YARD

Compacted gravel yard; Common entrance with powered rolling gates, and ample parking on site

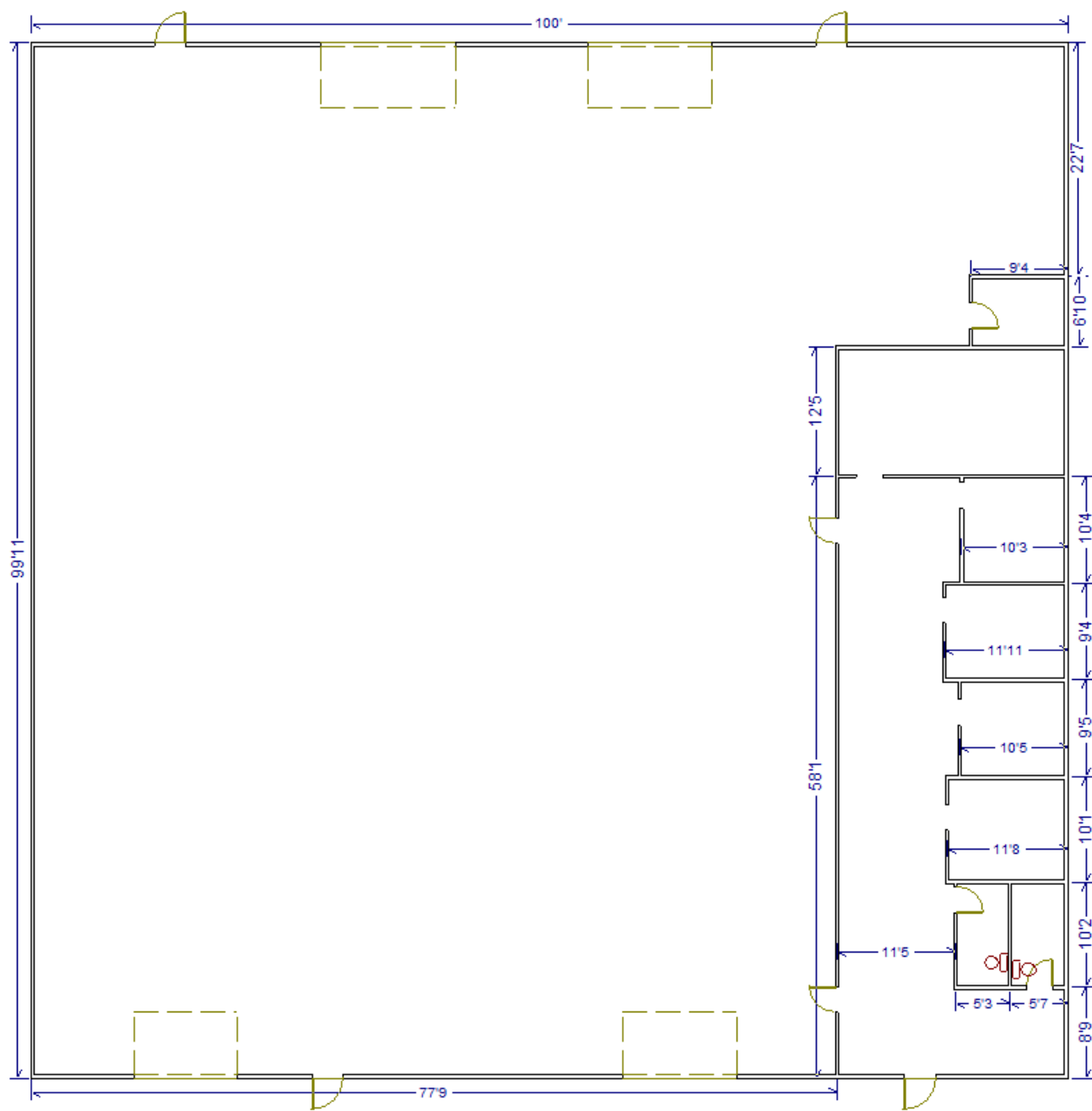
FEATURES

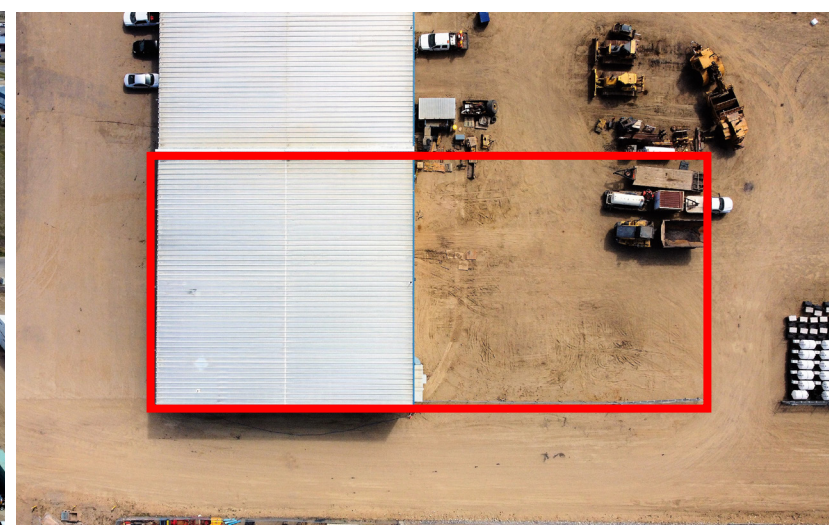
- › Reception Area with roughed in plumbing for coffee counter
- › 4 Offices
- › Boardroom
- › 2 Washrooms
- › 100' deep bays
- › Engineered air system
- › Ventilation fans
- › Power throughout shop
- › Security system





Floor Plan







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